

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2712 Cathedral Avenue NW	Agenda
Landmark/District:	Woodley Park Historic District	X Consent Calendar
Meeting Date:	September 18, 2014	Concept Review
H.P.A. Number:	14-647	Alteration
Staff Reviewer:	Anne Brockett	X New Construction

Anil Kapur, owner of 2712 Cathedral Avenue in the Woodley Park Historic District, seeks the Board's review of a permit application to construct a new garage on the alley behind his 1909 rowhouse.

Project Description

The proposed garage would be an alley-facing structure that measures 19 x 24 feet. It would be set in from the west side yard to provide an access path to the alley. On the east, it would abut the neighboring non-contributing garage. It would be clad in vinyl siding with a paneled double overhead garage door facing the alley. A spiral stair on the yard-facing side would lead up to a roof deck with wood railing.

Evaluation

Given the date of construction of this row, as well as the surrounding properties, it is not unusual that many have garages built as part of the original design, or added shortly after. The abutting properties to the east on Cathedral as well as a good number of those on 27th and 28th Streets, which share the alley, all have garages. At 2710 and 2708 Cathedral, garages were present historically (permitted in 1915 and 1914, respectively), although the one at 2710 has either been replaced or significantly altered.

While some garages in Woodley Park possess roof decks, their presence is not commonplace. However, given that this garage is new construction and does not seek to build on top of a historic building, a roof deck is not incompatible. Because this is new construction, it also has the advantage of allowing the roof deck to sit directly on the roof surface, rather than being raised on additional structural supports as many added roof decks must.

The new garage will be visible from 28th Street down an alley, but this alleyscape clearly reads as a secondary passage, with no primary resources or character defining features that contribute to the significance of the historic district. While the garage is compatible in form, scale, and design, its materials are not compatible for an historic district. The HPO has recommended, and the owner has to, the use of wood or fiber cement board siding in lieu of vinyl for the siding and painted wood or metal pickets for the deck railings as these materials are more compatible with Woodley Park. The HPO will work with the owner to detail the deck railing and corner posts.

Recommendation

The HPO recommends that the Board find the proposed garage compatible with the character of the historic district and consistent with the purposes of the preservation act, with the change in materials listed above, with final approval delegated to staff.